

April 28, 2005 Minutes of  
Bigfork Land Use Advisory Committee

Members Present: Bob Keenan, Jack Paulson, Clarice Ryan, Phil Hanson, John Bourquin, Tim Calaway, Scott Hollinger

The meeting was called to order by Chairman Calaway at 4:05 PM. He reported that item #3 H and H Development, LLC and item #4 Rocky Mountain Recreational Communities, LLC had been removed from the agenda.

Mr. Calaway informed those present about the Collins Planning Associates Growth Policy Work Plan Visit Schedule. The independent firm was hired by Flathead County at a cost of \$8,000 to assist in strategies for updating the Flathead County Growth Plan. He requested at least two members of BLUAC attend the May 9, 2005 meeting, for the session of Neighborhood Plans at 7:30 p.m. at the Earl Bennett Conference Rooms A & B. BLUAC members John Bourquin, Scott Hollinger, Clarice Ryan and Tim Calaway will represent BLUAC at the meeting.

Mr. Calaway noted that elections for BLUAC had not been held in January, in accordance with the Policies and Procedures. He asked for nominations for the position of Chairman for the 2005 year. Jack Polson nominated Scott Hollinger for the position. Phil Hanson seconded the motion. There being no further nominations, Mr. Calaway called for the vote. Scott Hollinger was elected unanimously.

Scott Hollinger then assumed the office of Chairman and asked for nominations for Vice Chairman. Phil Hanson nominated John Bourquin as Vice Chairman. Bob Keenan seconded the motion. Tim Calaway nominated Clarice Ryan as Vice Chairman. Jack Paulson seconded the motion. Mr. Hollinger called for a vote on the first nominee, John Bourquin. Phil Hanson and John Bourquin voted yea, Bob Keenan, Jack Paulson and Tim Calaway voted nay. Mr. Hollinger called for the vote for Clarice Ryan. Bob Keenan, Jack Paulson, and Tim Calaway voted yea. There being a majority vote, Clarice Ryan was elected Vice Chairman for 2005.

**Agenda Item #1:** Staff reported on the request by Brooke Johnston for a Conditional Use Permit to allow for the expansion of an existing non-conforming use within the Bigfork, SAG-10 (Suburban Agricultural) Zoning District. The applicant proposes to expand the existing "Echo Lake Mini Storage" complex by adding four (4) 30' by 200' mini storage buildings. The property is located at 445 Echo Lake Road in Bigfork. Staff reported the area has adequate space and meets all the requirements. There are ten (10) conditions attached to the application. Staff requested that in regard to the vegetative buffer the last sentence of the application be removed and amended as provided by the staff report.

The applicant addressed the vegetation issue stating the Flathead County Sheriff's Department objected to trees and tall bushes which would make visibility difficult for patrolling deputies. Applicant offered that a vegetative buffer would be added to the outer property and that she will disconnect security lights if they prove to be intrusive to neighbors.

Under public comment, Shelley Gonzales asked what the present vacancy rate was for the present facility. Applicant stated that the present units were full and that she had a waiting list for units. She also stated that she will be adding additional parking spaces to protect the bike path from parking.

Tim Calaway made the motion to approve the application. John Bourquin seconded the motion. The application was approved unanimously. Hearing before the Flathead County Board of Adjustment would be held on May 3, 2005, 6:00 PM at the Earl Bennett Building.

**Agenda Item #2:** Staff reported on the request by Thomas Peterson to amend the text of the Flathead County Growth Policy specifically to change the Master Plan from Agricultural to Rural Residential for the property located on the west side of Hanging Rock Drive, to be known as Eagle Basin. Staff reported that the application request had been scaled down from previous requests from 14.9 acres to 8.763 acres. Staff informed the committee that a PUD would not be allowed on a Rural Residential classification.

Applicant produced a color map of the area noting that Rural Residential designation would provide for one unit per acre. She explained that problems had been resolved with experts regarding wetlands and flood plane. There is no ground water on the property and sewer and water are available to the property at the intersection of Holt Drive and Hanging Rock Drive.

Questions and comments from the public were invited.

Roy Johnson asked what would happen to the remaining acres north of the project.

Jean Murray commented that staff member B.J. had recommended against this project at the January 27, 2005 meeting, especially relating to suitable building sites.

Don Murray commented that this was not appropriate zoning for the Hanging Rock area and asked where the RC1 zoning was located.

Philip Rouse (sp?) objected to the density and stated it would decrease the value of surrounding property and change the character of the area. He was concerned that the wildlife visiting the wetlands adjacent to the property in questions would be diminished or harmed.

Bob Kimball asked if the pond is part of the 8 acres in the request.

Tim Conner answered questions for the applicant. He felt that B. J.'s comments related to a different zoning designation. He said the property owner would leave the remaining property as agricultural, will leave open spaces and would be sensitive to wildlife. The RC1 zone referred to in the application was Eagle Bend Property. The pond is not part of the 8 acres in the application.

#### Board Discussion:

Phil Hanson stated that he did not see any significant difference in this application and the applications previously turned down by the committee.

Tim Conner answered that the significant difference was the smaller acreage in the request and eliminating the water and flood plane area in the application.

Clarice Ryan asked where the houses would be located.

Tim Conner used the map to show the location and commented that the homes would most likely be placed in a "U" shape.

Chairman Hollinger reminded the committee that they were considering the Growth Plan Amendment only at this meeting. The configuration would be addressed in a later application.

Tim Calaway commented that if this property were to be developed, this is the appropriate place for it.

Clarice Ryan made the motion to accept the application. Tim Calaway seconded the motion. Motion passed with one vote against by Phil Hanson.

The application will be considered by the Flathead Planning Board on May 11, 2005, 6:00 PM at the Earl Bennett Building.

#### Old Business:

John Bourquin commented on the lack of quorum for the last meeting and asked if Secretary Hanson would call members 10 days before each meeting. Sue Hanson agreed to call members each month, 10 days before the scheduled meeting.

Clarice Ryan asked the committee for at least one BLUAC member to be present for the counting of the returned Bigfork Survey responses. Shelley Gonzales reported that she plans to counting the surveys on

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Saturday, April 30, 2005 at 10:00 AM. Shelley also reported that approximately 6,175 surveys were mailed on April 1, 2005. Approximately 350 surveys were returned and 33 were resent after the workday. She reported that 74 surveys were mailed out of the country.

**New Business:**

Tony Sagami asked to be put on the next agenda. He will request that Doug Averill be terminated as chairman for the Bigfork Steering Committee for cause. He stated two reasons for the request:

1. Conflict of Interest (800 acre development)
2. Discrimination against minorities.

Bob Keenan pointed out that the Steering Committee is not a policy or law making body (State Law 22105). Chairman Hollinger suggested that this be worked out within the Steering Committee.

Tim Calaway made the motion that Tony Sagami address his concerns to the Steering Committee in writing and that the Steering Committee submit a written report of the proceedings two weeks before the next BLUAC meeting. John Bourquin seconded the motion. The motion passed unanimously.

Pat Wagner asked if the buildings that had been moved onto the property at the corner of Hwy 82 and Hwy 35 were permitted in the zoning codes. It was suggested that she file a zoning violation with Flathead County.

Bill Meyers stated that he did not receive a survey in the mailing for his business